

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

- 1) As previously requested, an approved hydrology report. Please see attached Storm Drain and Hydrology review sheet (Comments 1 and 3) for comments and requirements. The hydrology report shall be submitted directly to Public Works.
- 2) As previously requested, please see attached Grading review sheet (Comment 2) for comment and requirement.
- 3) An approved traffic study. Please see attached Road review sheet (Comment 1) for comments and requirements.
- 4) As previously requested, please see attached Road review sheet (Comment 2) for comments and requirements.
- 5) An approved sewer area study. Please see attached Sewer review sheet (Comment 1) for comments and requirements.
- 6) A revised tentative map and a revised exhibit map are required to show the following additional items:
  - a. As previously requested, label all easements as "to remain", "to be relocated", or "to be abandoned". If easement is to be abandoned, indicate the proposed timing of the abandonment.
  - b. Please see attached Storm Drain and Hydrology review sheet (Comment 2).
  - c. Please see attached Grading review sheet (Comments 1 and 3) for comments and requirements.
  - d. Please see attached Road review sheet (Comment 3) for comments and requirements.
  - e. Please see attached Sewer review sheet (Comment 2) for comments and requirements.

HCW

Prepared by John Chin

tr72684L-rev1.doc

<http://planning.lacounty.gov/case/view/tr072684/>

Phone (626) 458-4918

Date 07-17-2014



COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION  
HYDROLOGY UNIT

TRACT MAP NO. 072684

TENTATIVE MAP DATED 06/25/2014  
EXHIBIT MAP 06/25/2014

Approval and clearance of the tentative map is subjected to compliance with the following **drainage** comments:

1. Prior to tentative map approval for drainage, submit a hydrology report showing the extent of drainage impacts and provide mitigation acceptable to the County. The analysis should address increases in runoff, any change in drainage patterns, debris producing areas, and the capacity of existing storm drain facilities. Provide line identification of all proposed drainage facilities. Preliminary soils and geology reports related to debris, retention, and detention basins may be required based on geographic and adverse geotechnical conditions. Provide engineering calculations to support sizing of debris, retention, and detention basins. Provide approximate flood hazard and bank erosion setbacks and lot identifications (as needed). Show slopes for existing and proposed streets. Provide a drainage/grading covenant for any offsite work.
2. Add a note to the tentative map stating, "The Developer/Engineer acknowledge that the size of the water quality and/or flood control basin will be reviewed at the improvement plan stage. Significant change of the size of the basin from what is shown on the tentative map may result in revising planning documents by the Department of Regional Planning."
3. A water quality section of the Hydrology Report is required to comply with the LID requirements of Los Angeles County Code Section 12.84 (<http://library.municode.com/index.aspx?clientId=16274>).

Reviewed by


Andrew Ross

Date 07/14/2014 Phone (626) 458-4921

TENTATIVE MAP DATED 06-25-2014  
EXHIBIT MAP DATED 06-25-2014

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A revised tentative map and/or exhibit map is required to show the following additional items:
  - a. All existing on-site public and private easements with names of the holders, document numbers and recorded dates. Label all easements as "to remain", "to be relocated", or "to be abandoned. If applicable, add a general note that no private easements exist on the site.
  - b. Delineate the limits of the entire fire lane, including any turn around areas required by the fire department, limits of grading, longitudinal grades, pavement dimension, and centerline curve data.
  - c. Grading limits for drainage devices.
  - d. Indicate maintenance responsibilities for all publicly maintained drainage devices.
2. Approval of the latest hydrology study including MS4 Permit requirements approved by the Storm Drain and Hydrology Section of Land Development Division.
3. Additional Comments on the maps that are uploaded for 14 days at :  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Grading/TTR%2072684%20GP%20N%207-15-14/>

Name N. Said  Date 7/15/2014 Phone (626) 458-4921  
P:\ldpub\SUBPCHECK\Plan Checking Files\Tract Map\TR 072684\GP 072684\2014-06-30 TTR 072684 SUBMITTAL

RECEIVED  
DEPT OF REGIONAL PLANNING  
TR072684 TENTATIVE  
DATE: 25 JUN 2014

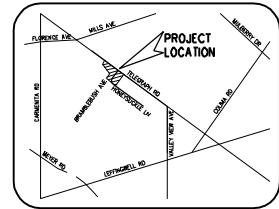
# TENTATIVE TRACT NO. 072684

(FOR CONDOMINIUM PURPOSES)

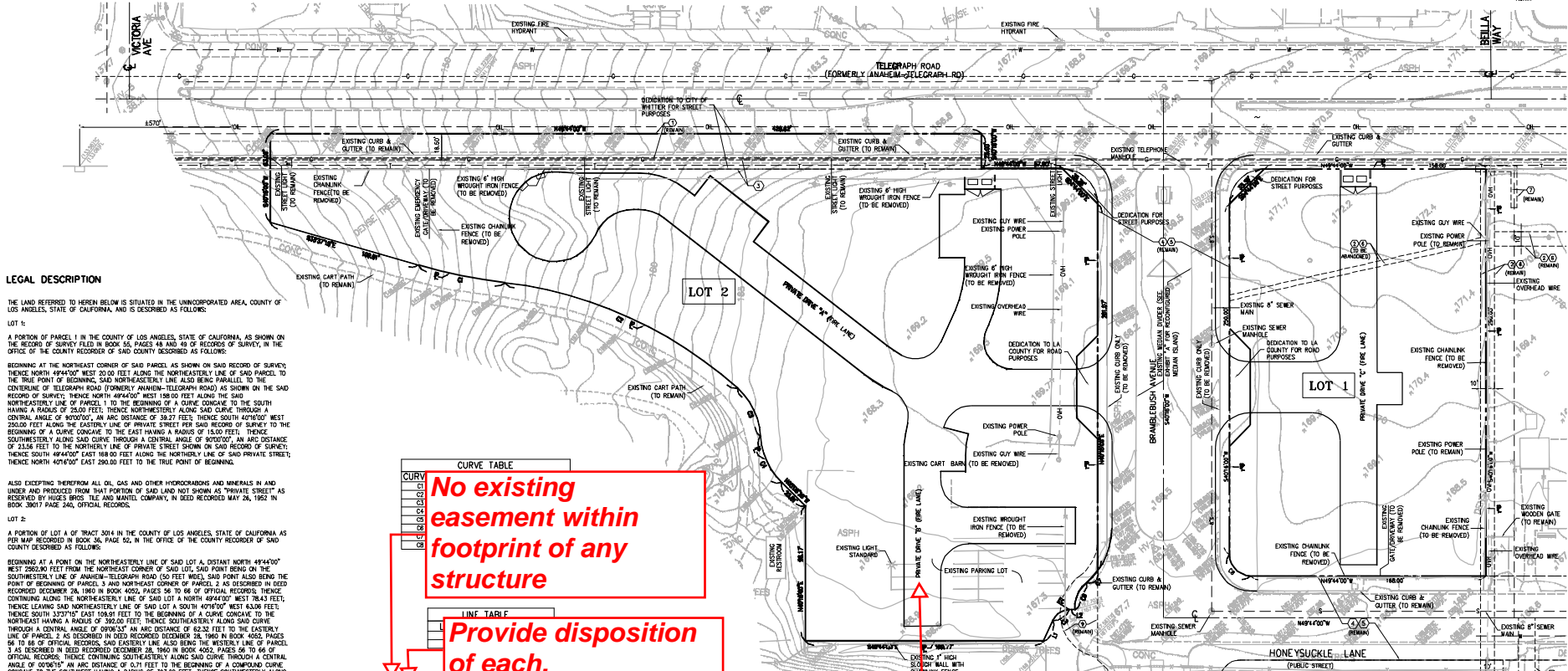
## TENTATIVE MAP

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

**Provide proposed grading  
and drainage patterns**



VICINITY MAP  
NTS



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATE AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1:

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°40'00" WEST 20.00 FEET ALONG THE NORTHEASTERN LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING, SAID NORTHEASTERN LINE ALSO BEING THE CENTERLINE OF TELEGRAPH ROAD (FORMERLY ANAHEIM-TELEGRAPH ROAD) AS SHOWN ON THE SAID RECORD OF SURVEY; THENCE NORTH 49°40'00" WEST 180.00 FEET ALONG THE SAID NORTHEASTERN LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 20.00 FEET; THENCE NORTHEAST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 39.27 FEET; THENCE SOUTH 40°16'00" WEST 20.00 FEET ALONG THE EASTERN LINE OF PRIVATE STREET FOR SAID RECORD OF SURVEY TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 23.56 FEET TO THE NORTHERN LINE OF PRIVATE STREET SHOWN ON SAID RECORD OF SURVEY; THENCE SOUTH 49°40'00" EAST 180.00 FEET ALONG THE NORTHERN LINE OF SAID PRIVATE STREET; THENCE NORTH 40°16'00" EAST 20.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGHES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 38071 PAGE 240, OFFICIAL RECORD.

LOT 2:

A PORTION OF LOT 1 OF A TRACT 50.14 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 35, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHEASTERN LINE OF SAID LOT 1, A DISTANT NORTH 49°40'00" WEST 200.00 FEET FROM THE NORTHEAST CORNER OF SAID LOT 1, SAID POINT BEING ON THE SOUTHERN LINE OF ANAHEIM-TELEGRAPH ROAD (50 FEET WIDE); SAID POINT ALSO BEING THE POINT OF BEGINNING OF PARCELS 1 AND NORTHEAST CORNER OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1980 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING ALONG THE NORTHEASTERN LINE OF SAID LOT 1 NORTH 49°40'00" WEST 78.43 FEET; THENCE LEAVING SAID NORTHEASTERN LINE OF SAID LOT 1 SOUTH 40°16'00" WEST 63.08 FEET; THENCE SOUTH 33°27'00" EAST 104.91 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 39.20 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 82.32 FEET TO THE EASTERN LINE OF PARCEL 2 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1980 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID EASTERN LINE ALSO BEING THE WESTERN LINE OF PARCEL 1 AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1980 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; THENCE CONTINUING SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 82.32 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 30.00 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 184.73 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 44°57'00" AN ARC DISTANCE OF 38.24 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTHWEST HAVING A RADIUS OF 50.00 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 42°07'00" AN ARC DISTANCE OF 37.11 FEET; THENCE SOUTH 0°00'00" EAST 23.16 FEET; THENCE SOUTH 40°16'00" WEST 90.17 FEET; THENCE SOUTH 49°40'00" EAST 126.52 FEET TO THE EASTERN LINE OF SAID PARCEL AS DESCRIBED IN DEED RECORDED DECEMBER 28, 1980 IN BOOK 4052, PAGES 56 TO 66 OF OFFICIAL RECORDS; SAID LINE ALSO BEING THE WESTERN LINE OF PARCEL 1 AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEY OF SAID COUNTY; THENCE CONTINUING SOUTH 49°40'00" EAST 14.25 FEET; THENCE NORTH 40°16'00" EAST 16.07 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 15.00 FEET; THENCE EAST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 1.54 FEET TO THE WESTERN LINE OF PRIVATE DRIVE AS SHOWN ON SAID RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORD OF SURVEY OF SAID COUNTY; THENCE SOUTH 40°16'00" WEST 1.54 FEET TO SAID WESTERN LINE OF PRIVATE DRIVE TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 15.00 FEET; THENCE SOUTHWEST 1° ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00" AN ARC DISTANCE OF 30.27 FEET TO THE NORTHEASTERN LINE OF SAID PARCEL 1; THENCE NORTH 49°40'00" WEST 57.80 FEET ALONG THE NORTHEASTERN LINE OF SAID PARCEL 1; THENCE NORTH 40°16'00" EAST 20.00 FEET TO THE BEGINNING OF THE WESTERN LINE OF SAID PARCEL 1 TO A POINT ON THE NORTHEASTERN LINE OF SAID LOT 1; THENCE NORTH 49°40'00" WEST 428.62 FEET ALONG THE NORTHEASTERN LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

THE ABOVE PARCEL IS SHOWN AS PARCEL 3 OF LOT LINE ADJUSTMENT JULIA 2013-0010 RECORDED APRIL 14, 2014, AS INSTRUMENT NO. 20140377523, OFFICIAL RECORDS.

### BASES OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°40'00" WEST 45 AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55, PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

### BENCHMARK

BMP # 8224

1417 IN WLY CR 100MM(117) ELY/D BCR 48 IN COR VICTORIA AVE & TELEGRAPH RD



SCALE: 1"=30'

CURVE TABLE	
CURV	
C1	
C2	
C3	
C4	
C5	
C6	
C7	
C8	
C9	
C10	
C11	
C12	
C13	
C14	
C15	
C16	
C17	
C18	
C19	
C20	
C21	
C22	
C23	
C24	
C25	
C26	
C27	
C28	
C29	
C30	
C31	
C32	
C33	
C34	
C35	
C36	
C37	
C38	
C39	
C40	
C41	
C42	
C43	
C44	
C45	
C46	
C47	
C48	
C49	
C50	
C51	
C52	
C53	
C54	
C55	
C56	
C57	
C58	
C59	
C60	
C61	
C62	
C63	
C64	
C65	
C66	
C67	
C68	
C69	
C70	
C71	
C72	
C73	
C74	
C75	
C76	
C77	
C78	
C79	
C80	
C81	
C82	
C83	
C84	
C85	
C86	
C87	
C88	
C89	
C90	
C91	
C92	
C93	
C94	
C95	
C96	
C97	
C98	
C99	
C100	

### EASEMENT NOTES:

1. EASEMENTS FOR HYDRAULIC PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
2. EASEMENTS FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 38353, PAGE 5, OF OFFICIAL RECORDS
3. EASEMENTS FOR CONDUITS PURPOSES RECORDED IN BOOK 4886, PAGE 24, OF OFFICIAL RECORDS
4. EASEMENTS FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48 OF RECORD OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY OF CALIFORNIA, BY DEED RECORDED IN BOOK 3183, PAGE 164, OF OFFICIAL RECORDS
5. EASEMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24483, PAGE 186, OF OFFICIAL RECORDS
6. EASEMENTS FOR POLE LINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 38353, PAGE 5, OF OFFICIAL RECORDS AND BOOK 3884, PAGE 274, OF OFFICIAL RECORDS
7. EASEMENTS FOR POLE LINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 38353, PAGE 5, OF OFFICIAL RECORDS
8. EASEMENTS FOR POLE LINES AND CONDUIT PURPOSES AND RIGHTS INCIDENTAL THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 41508, PAGE 136, OF OFFICIAL RECORDS
9. EASEMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THEREIN AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 5, 1994, INSTRUMENT NO. 86-143872, OF OFFICIAL RECORDS

NOTE: NO PRIVATE EASEMENTS EXIST ON SITE.

**Provide dimensions  
Typ all.**

ENGINEER

**DMS**  
CONSULTANTS, INC.  
CIVIL ENGINEERS  
1201 Lane 36, 2000 Santa Monica Blvd, Suite 100, Santa Monica, CA 90404  
SURVEYOR: DEAN RICE 34558 EXP. 09/30/15

OWNER

**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA.

DEVELOPER:

**BRANDYWINE**  
HOMES  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

### PROJECT DESCRIPTION

1. NO. OF LOTS: 2
2. NO. DWELLING UNITS: 53
3. NO. OF BUILDING PROPOSED: 12
4. APN NOS: 8030-008-011 & 8030-023-024

### SITE ADDRESS

14000 TELEGRAPH ROAD, WHITTIER, CA-90604

### TENTATIVE MAP

**MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 072684  
(FOR CONDOMINIUM PURPOSES)**  
LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
DATE: 06/23/14

SHEET 1 OF 1



Not acceptable.  
Provide dimensions  
onto the tent map.

Call out all publicly  
maintained SD

CURVE TABLE			
CURVE	LENGTH	RADIUS	DELTA
C1	63.04	392.00	091°24'49"
C2	184.73	303.60	34°30'50"
C3	182.24	303.60	44°12'50"
C4	37.12	50.00	42°30'00"
C5	14.91	13.00	68°41'54"
C6	22.05	13.00	68°41'54"
C7	11.84	34.00	171°39'50"
C8	23.56	15.00	90°30'00"

LINE TABLE			
LINE	LENGTH	BEARING	DELTA
L1	15.87	146°50'00"	146°50'00"
L2	4.04	549°45'00"	549°45'00"

NOTE :  
THE DEVELOPER/ENGINEER ACKNOWLEDGE THAT THE  
SIZE OF THE WATER QUALITY AND/OR FLOOD CONTROL  
BASIN WILL BE REVIEWED AT THE IMPROVEMENT PLAN  
STAGE. SIGNIFICANT CHANGE OF THE SIZE OF THE BASIN  
FROM WHAT IS SHOWN ON THE TENTATIVE MAP MAY  
RESULT IN REVISING PLANNING DOCUMENTS BY THE  
DEPARTMENT OF REGIONAL PLANNING.

# TENTATIVE TRACT NO. 072684

RECEIVED (FOR CONDOMINIUM PURPOSES)  
DEPT OF REGIONAL PLANNING  
TR072684 EXHIBIT

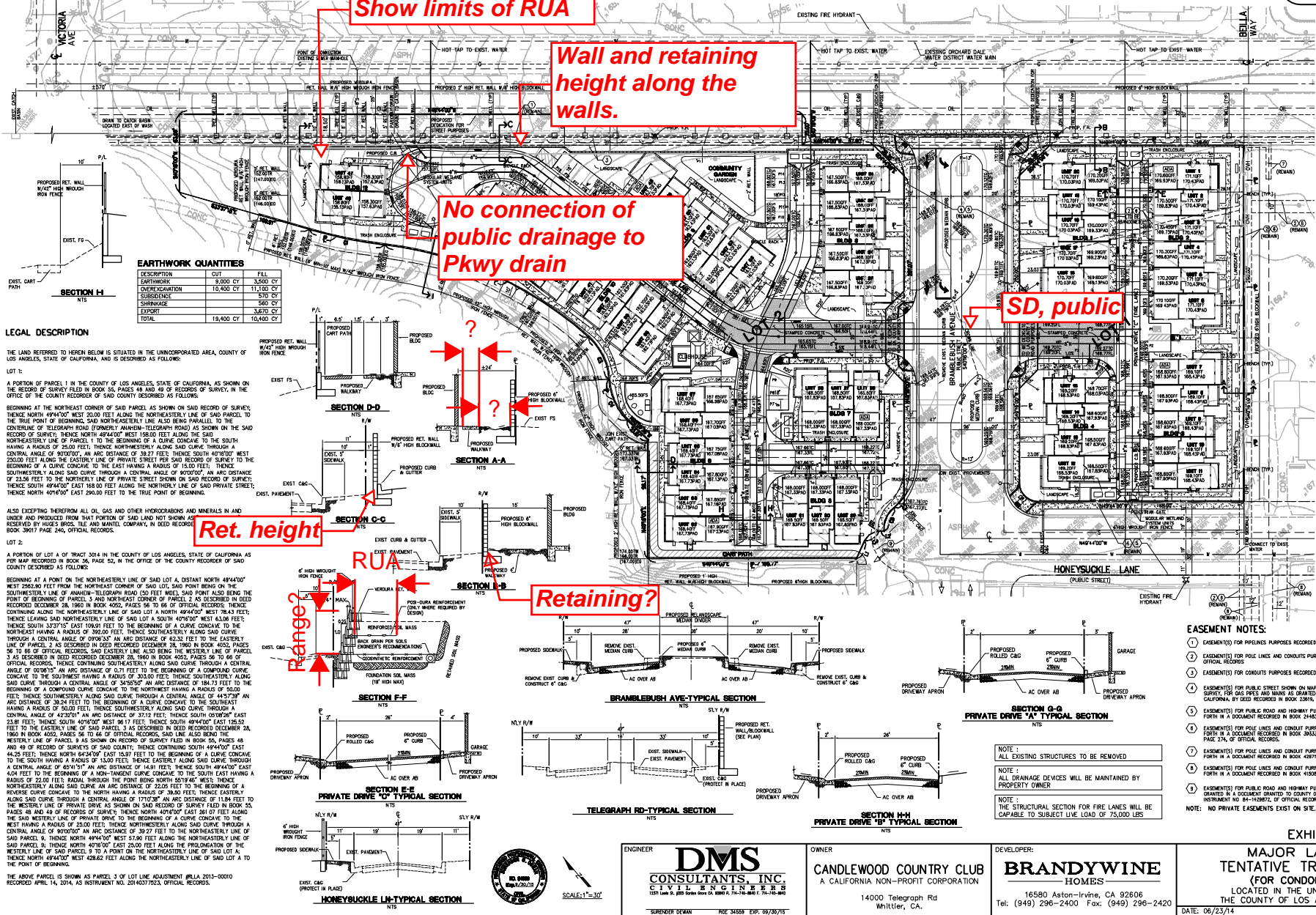
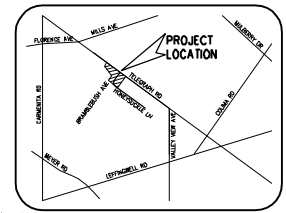
## EXHIBIT "A"

LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA

DATE: 25 JUN 2014

PARKING SUMMARY PER LOT				
LOT	NO. OF GARAGE	SURFACE PARKING	HANDICAP	
NUMBER	UNITS	SPACES	SPACES	
1	20	40	5	1
2	23	68	12	1
TOTAL	53	108	17	2
RATIO	2.1/UNIT	0.32/UNIT	25.0 OF TOTAL	

PARKING REQUIRED (TOTAL)			
UNIT TYPE	SPACES PER UNIT	PARKING TYPE	SPACES
2-BR	2/UNIT	106	106
GUEST	1 PER 41	13	13
TOTAL	119	TOTAL	125



LOT 1:  
GROSS AREA = 1.21 Acres  
NET AREA = 1.19 Acres

LOT 2:  
GROSS AREA = 2.75 Acres  
NET AREA = 2.43 Acres

**ZONING (EXISTING)**  
EXISTING PLAN CATEGORIES  
OPEN SPACE (OS), AREA = 2.75 Acres and  
LOW DENSITY RESIDENTIAL (LDR), AREA = 1.21 Acres

**ZONING (PROPOSED)**  
EXISTING ZONING DESIGNATIONS  
A-1 (AREA=2.75 Acres) and  
C-3 (AREA=1.21 Acres)

**ZONING (PROPOSED)**  
PROPOSED LAND USE CATEGORY  
CATEGORY 3 (MEDIUM DENSITY RESIDENTIAL-12-22 DWELLING  
UNITS/PER ACRE)

**UTILITIES:**  
SEWER: CONSOLIDATED SEWER MAINTENANCE DISTRICT OF LOS ANGELES  
COUNTY OF LOS ANGELES DEPARTMENT OF PUBLIC WORKS  
SEWER MAINTENANCE DIVISION  
P.O. BOX 1475  
WHITTIER, CA 90604-1475  
(818) 300-3389

**WATER:**  
ORCHARD DALE WATER DISTRICT  
1501 EAST TELEGRAPH ROAD  
WHITTIER, CA 90604  
(562) 941-0114

**BASIS OF BEARING**  
THE BEARING SHOWN HEREIN ARE BASED ON THE  
BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00"  
WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED  
IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS  
ANGELES COUNTY, STATE OF CALIFORNIA.

**FLOOD ZONE DESIGNATION**  
FLOOD ZONE X  
FLOOD MAP NO. 96037081M1  
COMMUNITY PANEL NO. 1841  
DATE OF MAP: SEPTEMBER 26, 2008

**BENCHMARK**  
BM Y 8224  
ELEV. 138.832  
(SANTA FE QUAD 2000)

LEFT IN N 1/4 OF 3000' (E) ELY/D BOX 8 NE COR VICTORIA  
AVE & TELEGRAPH RD

**PROJECT DESCRIPTION**  
1. NO. OF LOTS : 2  
2. NO DWELLING UNITS : 53  
3. NO. OF BUILDING PROPOSED : 12  
4. APN : 8030-008-011 & 8030-023-024

**SITE ADDRESS**  
14000 TELEGRAPH ROAD, WHITTIER, CA-90604

ADA UNITS		REQUIRED	PROVIDED
5.3			
LOT 1	2	1	2
LOT 2	4	1	4

- EASEMENTS NOTES:**
- EASEMENT(S) FOR PIPELINES PURPOSES RECORDED IN BOOK 11119, PAGE 1, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES RECORDED IN BOOK 38333, PAGE 5, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR CONDUITS PURPOSES RECORDED IN BOOK 42886, PAGE 24, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC STREET SHOWN ON MAP FILED IN BOOK 55, PAGE 48, OF RECORDS OF SURVEY, FOR GAS PIPES AND MAINS AS GRANTED TO SOUTHERN CALIFORNIA GAS COMPANY (A DIVISION OF CALIFORNIA) BY DEED RECORDED IN BOOK 23816, PAGE 196, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 24448, PAGE 196, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 38333, PAGE 5, OF OFFICIAL RECORDS AND BOOK 38363, PAGE 24, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 42871, PAGE 440, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR POLE LINES AND CONDUITS PURPOSES AND RIGHTS INCIDENTAL THEREOF AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 38333, PAGE 5, OF OFFICIAL RECORDS
  - EASEMENT(S) FOR PUBLIC ROAD AND HIGHWAY PURPOSES AND RIGHTS INCIDENTAL THEREOF AS GRANTED IN A DOCUMENT GRANTED TO COUNTY OF LOS ANGELES RECORDED DECEMBER 9, 1984, WITHIN NO. 10 OF PUBLIC OFFICIAL RECORDS
  - NO PRIVATE EASEMENTS SET ON SITE.

ENGINEER  
**DMS CONSULTANTS, INC.**  
CIVIL ENGINEERS  
1201 S.W. 25th Street Suite 200, Miami, FL 33134-1025  
SURVEYOR DEWAN REG. 34558 EXP. 06/30/15

OWNER  
**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA.

DEVELOPER:  
**BRANDYWINE HOMES**  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

EXHIBIT "A"  
**MAJOR LAND DIVISION**  
**TENTATIVE TRACT NO. 072684**  
(FOR CONDOMINIUM PURPOSES)  
LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA  
DATE: 06/23/14

It is recommended that this tentative map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. A traffic study is currently under review by Public Works. Based on the approved traffic study, a revised tentative/exhibit map and/or conceptual striping plan may be required. Please contact Jeff Pletyak of our Traffic and Lighting Division at (626) 458-4721 for additional information.
2. As previously requested, this proposed project involves public and private street construction of ten thousand (10,000) square feet or more of impervious surface area. Per the LID requirements of Los Angeles County Code Section 12.84.430 (C), disclose how this project will follow USEPA guidance regarding "Managing Wet Weather with Green Infrastructure: Green Streets 26" (December 2008 EPA-833-F-09-099) to the maximum extent practicable for the proposed public streets.
3. A revised tentative map and exhibit map is required. See additional road comments as shown in the attached files (2014-07-16 TTR 72684 (dated 2014-06-30) rev1 checkprint.pdf) which can be found at the following ftp link:  
<ftp://dpwftp.co.la.ca.us/pub/LDD/Road/TTR%20072684/>

PC

Prepared by Patricia Constanza  
tr72684r-rev1

Phone (626) 458-4921

Date 07-16-2014

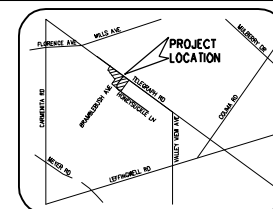




RECEIVED  
DEPT OF REGIONAL PLANNING  
TR072684 TENTATIVE  
DATE: 25 JUN 2014

**TENTATIVE TRACT NO. 072684**  
(FOR CONDOMINIUM PURPOSES)  
**TENTATIVE MAP**

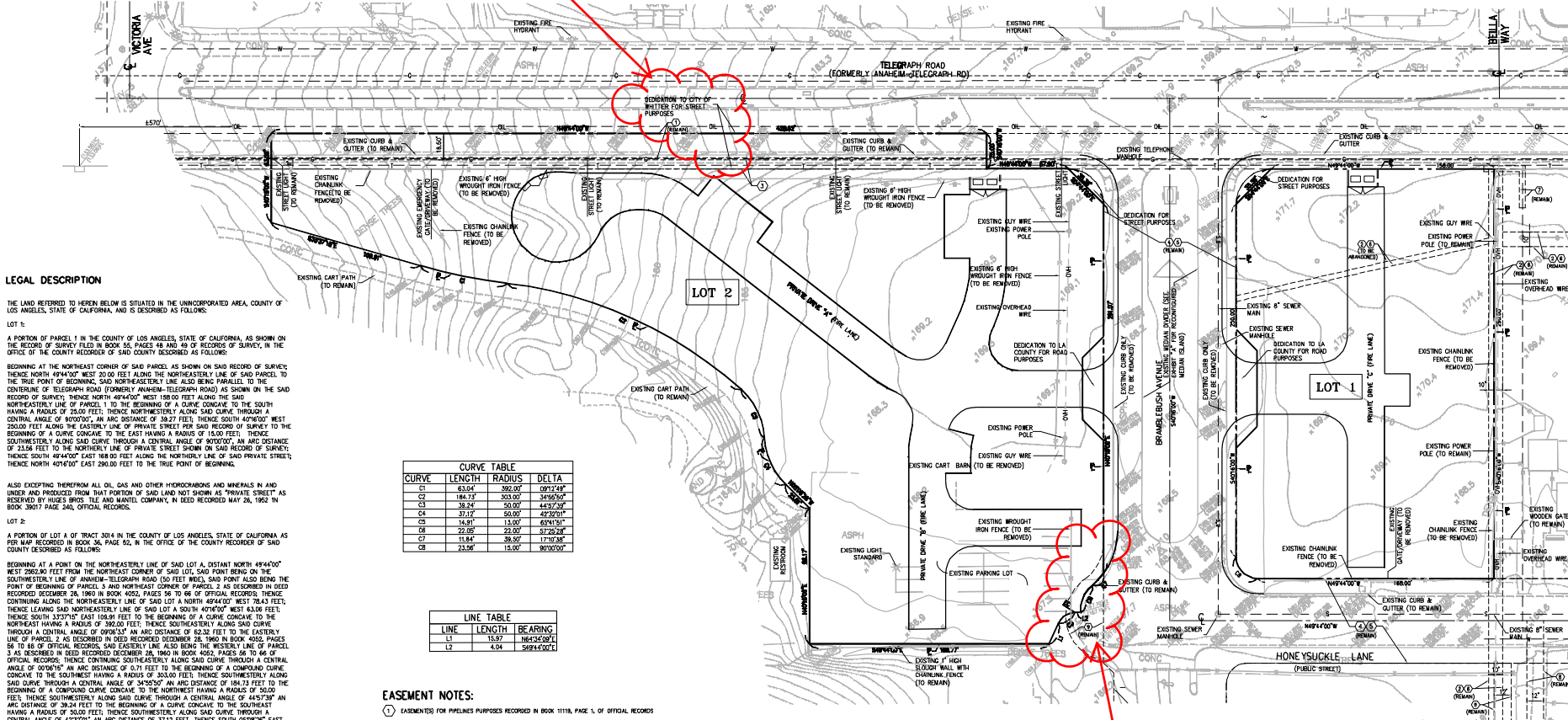
LOCATED IN THE UNINCORPORATE TERRITORY OF  
THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA



**VICINITY MAP**

NTS

Our records shows Telegraph as already dedicated (please verify, not consistent with the typical sections and cross-sections on the Exhibit Map). (Dedication is also not to the city of Whittier but to the County)



### LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE UNINCORPORATED AREA, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AND IS DESCRIBED AS FOLLOWS:

LOT 1

A PORTION OF PARCEL 1 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS SHOWN ON THE RECORD OF SURVEY FILED IN BOOK 55, PAGES 48 AND 49 OF RECORDS OF SURVEY, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID PARCEL, AS SHOWN ON SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 20.00 FEET ALONG THE NORTHEASTLY LINE OF SAID PARCEL TO THE TRUE POINT OF BEGINNING; SAID NORTHEASTLY LINE ALSO BEING PARALLEL TO THE EASTERLY LINE OF SAID ELEGANTLY SUBDIVIDED LOT 10; THENCE ALONG SAID RECORD OF SURVEY; THENCE NORTH 49°44'00" WEST 158.00 FEET ALONG THE SAID NORTHEASTLY LINE OF PARCEL 1 TO THE BEGINNING OF A CURVE CONCAVE TO THE SOUTH; THENCE ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 38.27 FEET TO THE SOUTHWESTERLY ALONG SAID CURVE THROUGH A CENTRAL ANGLE OF 90°00'00", AN ARC DISTANCE OF 21.56 FEET TO THE NORTHERLY LINE OF PRIVATE STRIP SHOWN ON SAID RECORD OF SURVEY; THENCE ALONG SAID NORTHERLY LINE OF PRIVATE STRIP 158.00 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPTING THEREFROM ALL OIL, GAS AND OTHER HYDROCARBONS AND MINERALS IN AND UNDER AND PRODUCED FROM THAT PORTION OF SAID LAND NOT SHOWN AS "PRIVATE STREET" AS RESERVED BY HUGES BROS. TILE AND MANTEL COMPANY, IN DEED RECORDED MAY 26, 1952 IN BOOK 39017 PAGE 240, OFFICIAL RECORDS.

LOT :

A PORTION OF LOT 4 OF TRACT 3014 IN THE COUNTY OF LOS ANGELES, STATE OF CALIFORNIA AS PER MAP RECORDED IN BOOK 36, PAGE 62, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY DESCRIBED AS FOLLOWS:

CURVE	LENGTH	RADIUS	DELTA
C1	63.04'	392.00'	091°148'
C2	184.73'	303.00'	34°56'30"
C3	38.24'	50.00'	44°57'30"
C4	37.12'	50.00'	42°32'01"
C5	14.91'	13.00'	65°41'51"
C6	22.05'	22.00'	57°25'28"
C7	11.84'	39.50'	17°10'38"
C8	23.96'	15.00'	90°00'00"

LINE TABLE		
LINE	LENGTH	BEARING
L1	15.97	N64°34'09"E
L2	4.04	S49°44'00"E

**EASEMENT NOTES:**

1. ASSESSMENTS FOR BUSINESS PURPOSES RECORDED IN BOOK 1119, PAGE 1, OF OFFICIAL RECORDS.
2. ASSESSMENTS FOR POLE LINES AND CONDUIT PURPOSES RECORDED IN BOOK 1833, PAGE 5, OF OFFICIAL RECORDS.
3. ASSESSMENTS FOR CONDUIT PURPOSES RECORDED IN BOOK 4085, PAGE 24, OF OFFICIAL RECORDS.
4. ASSESSMENTS FOR PUBLIC STREET SHOW ON MAP FILED IN BOOK 55, PAGE 46, OF RECORD OF DEEDS, COUNTY OF LOS ANGELES, RECORDED IN BOOK 1833, PAGE 5, OF OFFICIAL RECORDS OF CALIFORNIA, BY DEED RECORDED IN BOOK 2381A, PAGE 95, OF OFFICIAL RECORDS.
5. ASSESSMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES) AND RIGHTS INCIDENT, THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3833, PAGE 3, OF OFFICIAL RECORDS.
6. ASSESSMENTS FOR POLE LINES AND CONDUIT PURPOSES) AND RIGHTS INCIDENT, THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 3833, PAGE 3, OF OFFICIAL RECORDS AND BOOK 3008, PAGE 1, OF OFFICIAL RECORDS.
7. ASSESSMENTS FOR POLE LINES AND CONDUIT PURPOSES) AND RIGHTS INCIDENT, THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1871, PAGE 440, OF OFFICIAL RECORDS.
8. ASSESSMENTS FOR POLE LINES AND CONDUIT PURPOSES) AND RIGHTS INCIDENT, THEREIN AS SET FORTH IN A DOCUMENT RECORDED IN BOOK 1871, PAGE 440, OF OFFICIAL RECORDS.
9. ASSESSMENTS FOR PUBLIC ROAD AND HIGHWAY PURPOSES) AND RIGHTS INCIDENT, THEREIN AS GRANTED IN A DOCUMENT DATED IN COUNTY OF LOS ANGELES RECORDED DECEMBER 4, 1964, IN BOOK 1833, PAGE 5, OF OFFICIAL RECORDS.

NOTE: NO PRIVATE EASEMENTS EXIST ON SITE.

## BASIS OF BEARING

THE BEARING SHOWN HEREON ARE BASED ON THE BEARING OF TELEGRAPH ROAD BEING NORTH 49°44'00" WEST AS SHOWN ON THE RECORD OF SURVEY RECORDED IN BOOK 55 PAGE 48 OF MAPS, RECORDS OF LOS ANGELES COUNTY, STATE OF CALIFORNIA.

## BENCHMARK

SM Y 8224

ELEV: 139.832

L&T IN NLY CB 300MM(1FT) ELY/O BCR @ NE COR VICTORIA  
AVE & TELEGRAPH RD



SCALE: 1" = 30'

ENGINEER

**DMS**  
**CONSULTANTS, INC.**  
**CIVIL ENGINEERS**  
13371 Leslie St., #200, Clarks Summit, PA 18940 P. 717-748-5840 F. 717-748-5841

OWNER

**CANDLEWOOD COUNTRY CLUB**  
A CALIFORNIA NON-PROFIT CORPORATION  
14000 Telegraph Rd  
Whittier, CA.

DEVELOPER:

**BRANDYWINE**  
HOMES  
16580 Aston-Irvine, CA 92606  
Tel: (949) 296-2400 Fax: (949) 296-2420

### PROJECT DESCRIPTION

1. NO. OF LOTS : 2
2. NO. DWELLING UNITS : 53
3. NO. OF BUILDING PROPOSED : 12
4. APN NOS : 8030-008-011 & 8030-023-024

NOTE :  
ALL EXISTING UTILITIES ON-SITE TO BE  
REMOVED/RELOCATED. CONTRACTOR TO VERIFY  
LOCATION IN FIELD.

NOTE :  
ALL EXISTING STRUCTURES HAVE TO BE REMOVED

SITE ADDRESS

14000 TELEGRAPH ROAD, WHITTIER, CA-90604

### TENTATIVE MAP

MAJOR LAND DIVISION  
TENTATIVE TRACT NO. 072684  
(FOR CONDOMINIUM PURPOSES)

DATE: 06/23/14


SHEET 1 OF 1



TENTATIVE MAP DATED 06-25-2014  
EXHIBIT MAP DATED 06-25-2014

It is recommended that this tentative map and/or exhibit map not be approved at this time. This recommendation is based upon information or lack of information that is available concerning the subject property. The removal of this recommendation is contingent upon the submission and satisfactory review of the following:

1. Submit a revised sewer area study if proposed point of connection is differ from the approved version.
2. A revised tentative and/or exhibit map is required to show the following items:
  - a. Telegraph Road is an existing major highway. Construct manhole 6 feet from curb (on pavement side) and provide right angle connection from proposed sewer to existing sewer system with proposed manhole on Telegraph Road.
  - b. No structure of any kind is allowed over the proposed sewer mainline. Consider realign the proposed sewer mainlines to utilize the existing sewer system available along Bramblebush Avenue.
  - c. Show any off-site improvements required by the approved area study, if any.

  
Prepared by Imelda Ng  
tr72684s-rev1.doc

Phone (626) 458-4921


Date 07-17-2014

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
LAND DEVELOPMENT DIVISION – SUBDIVISION  
TRACT NO. 072684 (Rev.)

Page 1/1

TENTATIVE MAP DATED 06-25-2014  
EXHIBIT "A" MAP DATED 06-25-2014

- If this recommendation of disapproval is changed to a recommendation of approval based on additional information, the following reports would be recommended for inclusion in the conditions of tentative approval:

Prepared by  John Chin

tr72684L-rev1.doc

<http://planning.lacounty.gov/case/view/tr072684/>

Phone (626) 458-4918

Date 07-17-2014

The following reports consisting of \_\_\_\_ pages are the recommendations of Public Works.

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Details and notes shown on the tentative map are not necessarily approved. Any details or notes which may be inconsistent with requirements of ordinances, general conditions of approval, or Department policies must be specifically approved in other conditions, or ordinance requirements are modified to those shown on the tentative map upon approval by the Advisory agency.
2. Easements are tentatively required, subject to review by the Director of Public Works to determine the final locations and requirements.
3. Easements shall not be granted or recorded within areas proposed to be granted, dedicated, or offered for dedication for public streets, highways, access rights, building restriction rights, or other easements until after the final map is filed with the Registrar-Recorder/County Clerk's Office. If easements are granted after the date of tentative approval, a subordination must be executed by the easement holder prior to the filing of the final map.
4. In lieu of establishing the final specific locations of structures on each lot at this time, the owner, at the time of issuance of a grading or building permit, agrees to develop the property in conformance with the County Code and other appropriate ordinances such as the Building Code, Plumbing Code, Grading Ordinance, Highway Permit Ordinance, Mechanical Code, Zoning Ordinance, Undergrounding of Utilities Ordinance, Water Ordinance, Sanitary Sewer and Industrial Waste Ordinance, Electrical Code, and Fire Code. Improvements and other requirements may be imposed pursuant to such codes and ordinances.
5. All easements existing at the time of final map approval must be accounted for on the approved tentative map. This includes the location, owner, purpose, and recording reference for all existing easements. If an easement is blanket or indeterminate in nature, a statement to that effect must be shown on the tentative map in lieu of its location. If all easements have not been accounted for, submit a corrected tentative map to the Department of Regional Planning for approval.

6. Adjust, relocate, and/or eliminate lot lines, lots, streets, easements, grading, geotechnical protective devices, and/or physical improvements to comply with ordinances, policies, and standards in effect at the date the County determined the application to be complete all to the satisfaction of Public Works.
7. If applicable, quitclaim or relocate easements running through proposed structures.
8. Show the remainder of the last legally created parcel as "Not a Part" on any final map to the satisfaction of the Director of Public Works.
9. Place standard condominium notes on the final map to the satisfaction of Public Works.
10. Prior to final approval of the tract map submit a notarized affidavit to the Director of Public Works, signed by all owners of record at the time of filing of the map with the Registrar-Recorder/County Clerk's Office, stating that any proposed condominium building has not been constructed or that all buildings have not been occupied or rented and that said building will not be occupied or rented until after the filing of the map with the Registrar-Recorder/County Clerk's Office.
11. Label driveways and multiple access strips as "Private Driveway and Fire Lane" and delineate on the final map to the satisfaction of Public Works.
12. Remove existing buildings prior to final map approval. Demolition permits are required from the Building and Safety office.
13. A Mapping & Property Management Division house numbering clearance is required prior to approval of the final map.
14. A final tract map must be processed through the Director of Public Works prior to being filed with the Registrar-Recorder/County Clerk's Office.
15. Prior to submitting the tract map to the Director of Public Works for examination pursuant to Section 66442 of the Government Code, obtain clearances from all affected Departments and Divisions, including a clearance from the Subdivision Mapping Section of the Land Development Division of Public Works for the following mapping items; mathematical accuracy; survey analysis; and correctness of certificates, signatures, etc.
16. A final guarantee will be required at the time of filing of the final map with the Registrar-Recorder/County Clerk's Office.



TENTATIVE MAP DATED 06-25-2014  
EXHIBIT "A" MAP DATED 06-25-2014

17. Within 30 days of the approval date of this land use entitlement or at the time of first plan check submittal, the applicant shall deposit the sum of \$2,000 (Minor Land Divisions) or \$5,000 (Major Land Divisions) with Public Works to defray the cost of verifying conditions of approval for the purpose of issuing final map clearances. This deposit will cover the actual cost of reviewing conditions of approval for Conditional Use Permits, Tentative Tract and Parcel Maps, Vesting Tentative Tract and Parcel Maps, Oak Tree Permits, Specific Plans, General Plan Amendments, Zone Changes, CEQA Mitigation Monitoring Programs and Regulatory Permits from State and Federal Agencies (Fish and Game, USF&W, Army Corps, RWQCB, etc.) as they relate to the various plan check activities and improvement plan designs. In addition, this deposit will be used to conduct site field reviews and attend meetings requested by the applicant and/or his agents for the purpose of resolving technical issues on condition compliance as they relate to improvement plan design, engineering studies, highway alignment studies and tract/parcel map boundary, title and easement issues. When 80% of the deposit is expended, the applicant will be required to provide additional funds to restore the initial deposit. Remaining balances in the deposit account will be refunded upon final map recordation.

*HW*



Prepared by John Chin

Phone (626) 458-4918

Date 07-17-2014

tr72684L-rev1.doc

<http://planning.lacounty.gov/case/view/tr072684/>

**County of Los Angeles Department of Public Works  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION  
GEOLOGIC REVIEW SHEET  
900 So. Fremont Ave., Alhambra, CA 91803  
TEL. (626) 458-4925**

DISTRIBUTION  
 \_\_\_\_\_ Geologist  
 \_\_\_\_\_ Soils Engineer  
1 GMED File  
1 Subdivision

TENTATIVE TRACT / PARCEL MAP 72684  
 SUBDIVIDER Brandywine Homes  
 ENGINEER DMS Consultants, Inc.  
 GEOLOGIST ---  
 SOILS ENGINEER ---

TENTATIVE MAP DATED 6/25/14 (Exhibit)  
 LOCATION Whittier  
 GRADING BY SUBDIVIDER [ Y ] (Y or N)  
 REPORT DATE ---  
 REPORT DATE ---

**TENTATIVE MAP FEASIBILITY IS RECOMMENDED FOR APPROVAL FROM A GEOLOGIC STANDPOINT**

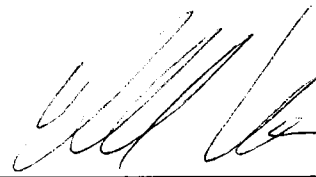
**THE FOLLOWING INFORMATION IS APPLICABLE TO THIS DIVISION OF LAND:**

- The Final Map does *not* need to be reviewed by GMED.
- Soils engineering reports may be required prior to approval of building or grading plans.
- The Soils Engineering review dated 7/10/14 is attached.

Prepared by

  
 Ricardo Lopez-Maldonado

Reviewed by

  
 Charles Nestle

Date 7 July 2014

Please complete a Customer Service Survey at <http://dpw.lacounty.gov/go/gmedsurvey>

COUNTY OF LOS ANGELES  
DEPARTMENT OF PUBLIC WORKS  
GEOTECHNICAL AND MATERIALS ENGINEERING DIVISION

SOILS ENGINEERING REVIEW SHEET

Address: 900 S. Fremont Ave., Alhambra, CA 91803  
Telephone: (626) 458-4925  
Fax: (626) 458-4913

District Office ---  
PCA LX001129 / A867  
Sheet 1 of 1

Tentative Tract Map 72684  
Location Whittier  
Developer/Owner Brandywine Homes  
Engineer/Architect DMS Consultants, Inc.  
Soils Engineer ---  
Geologist ---

DISTRIBUTION:

\_\_\_ Drainage  
\_\_\_ Grading  
\_\_\_ Geo/Soils Central File  
\_\_\_ District Engineer  
\_\_\_ Geologist  
\_\_\_ Soils Engineer  
\_\_\_ Engineer/Architect

Review of:

Tentative Tract Map and Exhibit Dated by Regional Planning 6/25/14  
Previous Review Sheet Dated 4/2/14

ACTION:

Tentative Map feasibility is recommended for approval, subject to conditions below:

REMARKS:

1. At the grading plan stage, submit two sets of grading plans to the Soils Section for verification of compliance with County codes and policies.
2. A soils report may be required for review of a grading or building plan. The report must comply with the provisions of "**Manual for Preparation of Geotechnical Reports**" prepared by County of Los Angeles, Department of Public Works. The manual is available on the Internet at the following address: <http://ladpw.org/qmed/manual.pdf>

Prepared by \_\_\_\_\_

Date 7/10/14



Please complete a Customer Service Survey at <http://dpw.lacounty.gov/qmedsurvey>.

**NOTICE:** Public safety, relative to geotechnical subsurface exploration, shall be provided in accordance with current codes for excavations, inclusive of the Los Angeles County Code, Chapter 11.48, and the State of California, Title 8, Construction Safety Orders.

P:\gmepub\Development Review\Soils Review\Jeremy\TR 72684, Whittier, TTM-A\_2.doc

Preliminary Conditions

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. Provide standard property line return radii of 27 feet at the intersection of Telegraph Road and Bramblebush Avenue plus additional right of way for corner cut off to meet current guidelines of the Americans with Disabilities Act (ADA) to the satisfaction of Public Works.
2. Dedicate additional right of way at the knuckle intersection of Bramblebush Avenue and Honeysuckle Lane along the property frontage to the satisfaction of Public Works.
3. Close any unused driveway with standard curb, gutter, and sidewalk along the property frontage on streets within this subdivision.
4. Construct new driveway entrance to meet ADA requirements on Bramblebush Avenue to the satisfaction of Public Works. Additional right of way dedication is required to accommodate ADA requirements along the driveway entrance to the satisfaction of Public Works.
5. Construct 5' wide sidewalk (adjacent to the right of way) along the property frontage on Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works.
6. Repair any damaged improvements during construction to the satisfaction of Public Works.
7. Reconstruct the curb ramp at the intersection of Telegraph Road and Bramblebush Avenue to meet current ADA requirements to the satisfaction of Public Works. Remove the block wall from the proposed corner-cutoff to the satisfaction of Public Works.
8. Construct full-width sidewalk and curb ramp at all returns.
9. Plant street trees along the property frontage on Telegraph Road, Bramblebush Avenue and Honeysuckle Lane to the satisfaction of Public Works. Existing trees in dedicated or to be dedicated right of way shall be removed and replaced if not acceptable as street trees.
10. Construct drainage improvements (and parkway drains, if needed) for street drainage to the satisfaction of Public Works.



11. Execute a covenant for private maintenance of curb/parkway drains; if any and the greenscape and landscaped median along the property frontages to the satisfaction of Public Works.
12. Prior to final map approval, enter into an agreement with the County franchised cable TV operator (if an area is served) to permit the installation of cable in a common utility trench to the satisfaction of Public Works or provide documentation that steps to provide cable TV to the proposed subdivision have been initiated to the satisfaction of Public Works.
13. Comply with the mitigation measures at the intersection of the project's entrance and Telegraph Road identified in the attached \_\_\_\_\_ memoranda/letter from our Traffic and Lighting Division to the satisfaction of Public Works.
14. An assessment district shall be formed to finance the future ongoing maintenance and capital replacement of all green street infrastructure identified by the Department of Public Works. The Subdivider shall deposit the first year's total assessment based on the Public Works engineering report. This will fund the first year's maintenance after the facilities are accepted. The second and subsequent year's assessment will be collected through the property tax bill. This is required to the satisfaction of the Department of Public Works.
15. Comply with the following street lighting requirements:
  - a. Provide street lights on concrete poles with underground wiring along the property frontage on Telegraph Road to the satisfaction of Public Works. Submit street lighting plans along with existing and/or proposed underground utilities plans as soon as possible for review and approval to the Street Lighting Section of the Traffic and Lighting Division. For additional information, please contact the Street Lighting Section at (626) 300-4726.
  - b. The proposed development or portions thereof, are not within an existing Lighting District. Annexation and assessment balloting are required. Street lighting plans cannot be approved prior to completion of annexation process. Upon submittal of the street lighting plans, the applicant shall comply with conditions listed below in order for the Lighting District to pay for the future operation and maintenance of the street lights. The Board of Supervisors must approve the annexation and levy of assessment (should assessment balloting favor levy of assessment) prior to Public Works approving street lighting plans. It is the sole responsibility of the owner/developer of the project to have all street lighting plans approved prior to the issuance of

building permits. The required street lighting improvements shall be the sole responsibility of the owner/developer of the project and the installation must be accepted per approved plans prior to the issuance of a certificate of occupancy.

- 1) Provide business/property owner's name(s), mailing address(es), site address, Assessor Parcel Number(s), and Parcel Boundaries in either Microstation or Auto CADD format of territory to be developed to the Street Lighting Section.
  - 2) Submit a map of the proposed development including any roadways conditioned for street lights to Street Lighting Section. Contact the Street Lighting Section for map requirements and with any questions at (626) 300-4726.
- c. The annexation and assessment balloting process takes approximately twelve months or more to complete once the above information is received and approved. Therefore, untimely compliance with the above will result in a delay in receiving approval of the street lighting plans or in filing the final subdivision map for recordation. Information on the annexation and the assessment balloting process can be obtained by contacting Street Lighting Section at (626) 300-4726.
- d. For acceptance of street light transfer of billing, the area must be annexed into the Lighting District and all street lights in the development, or the approved phase of the development, must be constructed according to Public Works approved plans. The contractor shall submit one complete set of "as-built" plans. The Lighting District can assume responsibility for the operation and maintenance of the street lights by July 1 of any given year, provided the above conditions are met, all street lights in the development, or approved project phase, have been constructed per Public Works approved plans and energized, and the developer has requested a transfer of billing at least by January 1 of the previous year. The transfer of billing could be delayed one or more years if the above conditions are not met. The Lighting District cannot pay for the operation and maintenance of street lights on gated private and future street(s).

PC

The subdivision shall conform to the design standards and policies of Public Works, in particular, but not limited to the following items:

1. A water system maintained by the water purveyor, with appurtenant facilities to serve all buildings/lots in the land division, must be provided. The system shall include fire hydrants of the type and location (both on-site and off-site) as determined by the Fire Department. The water mains shall be sized to accommodate the total domestic and fire flows.
1. There shall be filed with Public Works a statement from the water purveyor indicating that the water system will be operated by the purveyor, and that under normal conditions, the system will meet the requirements for the land division, and that water service will be provided to each building/lot.
5. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
6. Prior to obtaining the building permit from the Building and Safety Office, submit landscape and irrigation plans for each commercial/multi-family/open space lot in the land division, with landscape area greater than 2,500 square feet, in accordance with the Water Efficient Landscape Ordinance.
8. This tentative map is recommended for approval through the term of the will serve letter issued by the water purveyor which will expire on 08/21/2014. Should the tentative map not be approved prior to expiration, the approval shall be withheld until the water purveyor has re-issued its will serve letter.
10. The applicant shall comply with the requirements as indicated on the attached letter dated 02/22/2014 from the Orchard Dale Water District to the satisfaction of Public Works.
11. If needed, easements shall be granted to the County, appropriate agency or entity for the purpose of ingress, egress, construction and maintenance of all infrastructures constructed for this land division to the satisfaction of Public Works.
12. Depict all line of sight easements on the landscaping and grading plans.
13. If recycle water is available, install a separate water irrigation systems for recycled water use per landscape plans.
14. If recycle water is available, the recycled water irrigation systems shall be designed and operated in accordance with all local and State Codes as required per AB 1881.